
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	410 East Capitol St NE	<input checked="" type="checkbox"/> Consent
ANC:	6C	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	March 25, 2021	<input checked="" type="checkbox"/> New Construction
Case Number:	21-214	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Scott Erickson, with drawings by architect Harry Martin, seeks concept review for construction of a two-story rear addition on a property located in the Capitol Hill Historic District.

Property Description

The subject property is a two-story frame semi-detached house that appears on the 1857 Boschke Map along with its matching pair (408). The space between 410 and 412 allows for views towards the rear of the property.

Proposal

The proposed addition emulates the form and configuration of the matching pair. The main block and rear ell (dogleg) would be retained and a full-width addition added at the rear. The new rear addition would extend back just over 22 and a half feet. The addition would be clad in fiber cement siding. The new rear addition would have French doors on the first floor and French doors with a Juliette balcony on the second.

Evaluation

The block has a variety of conditions and configurations at the interior. The matching pair to this building has a full-width addition in the same configuration proposed. The property has unique visibility towards the rear due to being freestanding on one side. However, the partially visible addition is set back far enough that it will not be prominent from East Capitol Street. Partially visible additions in similar conditions have been previously considered to be compatible by the Board.

Recommendation

The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.

Staff contact: Moira Nadal